New Contract Supports ROOFER Services Acquisition

by David Bailey

The U.S. Army Engineer Research and Development Center (ERDC) recently awarded a multi-year Indefinite Delivery Indefinite Quantity contract that can help installations comply with Army Regulation 420-1, which mandates use of ROOFER to manage roofing assets. The IDIQ is intended to provide installations with a one-stop, easy-to-use vehicle to procure ROOFER services. ERDC's Construction Engineering Research Laboratory selected three bidders for the contract to ensure their qualifications. The bidders will compete for each project under the IDIQ to ensure best value to the Army.

Directorates of Public Works can procure the roof inspections needed to implement ROOFER through an IDIQ contract managed by ERDC-CERL. Photo courtesy of ERDC.

The ROOFER Sustainment Management System provides installations with inventory, inspection, condition assessment, and network and project analyses to manage roofs and make informed decisions for repair and replacement scheduling. ROOFER uses standard inspection procedures and numerical indexes for assessing condition. Distress data is collected during visual inspections and, for insulated membrane roofs, additional information is provided by nondestructive moisture surveys and gravimetric analyses of core cuts. From this data, ROOFER generates condition indexes for the major roof components and an overall roof condition index rating .

ROOFER's benefits include:

- Objective, consistent evaluation of roof condition
- Systematic, documentable engineering basis for determining needs and priorities.
- Cost analysis for selecting repair/ replacement alternatives
- Means for rapidly developing annual work plans and long-range budget plans
- Work request documentation for recommended actions
- Improved roof condition and performance through knowledgeable maintenance and repair decision-making

The new IDIQ offers services to establish the roof network inventory and assess condition using the standardized ROOFER visual inspection procedures. Provisions for conducting aerial infrared moisture scans can be included to determine the insulation condition for insulated membrane roofs. In addition, the contract covers visual inspection services for metal and other roofing types not currently managed in ROOFER. (A condition assessment procedure for metal roofing systems is under development and will later be incorporated into ROOFER.) After completing the field work and entering the information into the ROOFER database, the contractor will provide the directorate of public works with access to the database, a presentation on findings, and hard copies of management reports. In addition, local personnel will be given a short training session on the ROOFER system and use of the web-based application.

Installations can take advantage of the IDIQ using a Direct Funds Cite, which provides a substantial savings because no government overhead is charged. A small stipend to CERL through a Military Interagency Purchase Request is required for travel to develop task orders and ensure the contractor's work meets requirements. Typical costs for a first-time implementa-

tion of ROOFER run about $0.10 per square foot. For a typical installation with 2.5 million square feet of roofing, the initial launch would be about $250,000. Depending on the size of roof network, it may be advantageous to divide implementation into phases by separating the network into logical groupings, such as building type or geography.

Once ROOFER has been fully implemented, regular re-inspections can be scheduled every 3-5 years to update the network condition data. With the inventory information already collected, unit costs for re-inspections are about half as much as for first-time implementation. For the same installation with 2.5 million square feet of roofs, to re-inspect one-quarter of the roofs annually would be about $30,000 per year.

MicroROOFER has been migrated to a web-based application that uses the existing BUILDER platform. The new version is centrally hosted at CERL, with support and development costs provided by the Office of the Assistant Chief of Staff for Installations. DPWs should contact CERL to request access to the system. Installations with existing ROOFER data can also have CERL upload this data into the new version.

CERL is also available to provide assistance to the installation in developing an implementation plan and task orders against the contract.

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